133.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,022,000	/	1,022,000
USE VALUE:	1,022,000	/	1,022,000
ASSESSED:	1,022,000	/	1,022,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ECKHARDT DENISE M--ETAL
Owner 2:	ECKHARDT RICHARD
Owner 3:	
Street 1:	51 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 3023 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6840.000	458,700	600	562,700	1,022,000
Total Card	0.157	458,700	600	562,700	1,022,000
Total Parcel	0.157	458,700	600	562,700	1,022,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.07 | /Parcel: 338.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85507

GIS Ref

GIS Ref

Insp Date 12/02/17

!10369!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	458,700	600	6,840.	562,700	1,022,000		Year end	12/23/2021
2021	101	FV	444,800	600	6,840.	562,700	1,008,100		Year End Roll	12/10/2020
2020	101	FV	444,800	600	6,840.	562,700	1,008,100	1,008,100	Year End Roll	12/18/2019
2019	101	FV	345,200	600	6,840.	593,900	939,700	939,700	Year End Roll	1/3/2019
2018	101	FV	344,400	600	6,840.	437,600	782,600	782,600	Year End Roll	12/20/2017
2017	101	FV	344,400	600	6,840.	418,900	763,900	763,900	Year End Roll	1/3/2017
2016	101	FV	344,400	600	6,840.	387,600	732,600	732,600	Year End	1/4/2016
2015	101	FV	335,900	600	6,840.	325,100	661,600	661,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:35:18

LAST REV

Date	Time
05/01/20	10:02:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10369

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	944-40		3/1/1981		112,000	No	No		Y

USER DEFINED

Prior Id # 1:	85507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	335	New Wind	62,203	C				
10/3/2014	1312	Solar Pa	21,981					
10/16/2012	1318	Addition	68,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	HS	Hanne S
8/20/2013	Measured	JBS	JOHN S
8/20/2013	Meas/Inspect	JBS	JOHN S
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/4/2008	Meas/Inspect	336	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6840		Sq. Ft.	Site		0	90.	0.91	10									562,683						562,700	

Total AC/HA:	0.15702	Total SF/SM:	6840	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	562,683	Spl Credit		Total:	562,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06832671
Const Adj.:	0.98990101
Adj $ / SQ:	137.480
Other Features:	116391
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623226
Depreciation:	164532
Depreciated Total:	458694

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

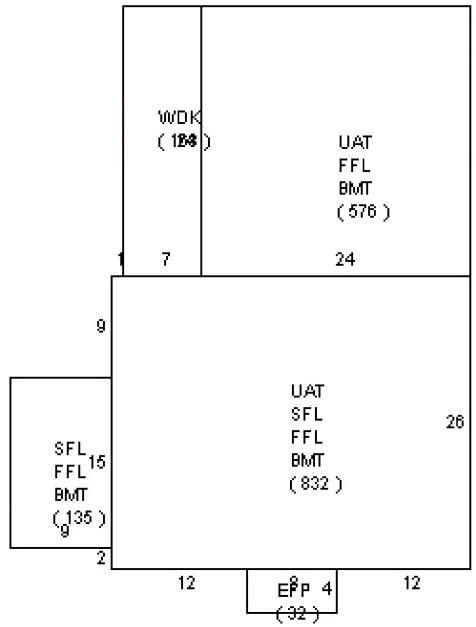
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.23
Special Features:	0	Val/Su Net:	99.61
Final Total:	458700	Val/Su SzAd	182.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,543	45.270	69,844
FFL	First Floor	1,543	137.480	212,131
SFL	Second Floor	967	137.480	132,943
UAT	Upper Attic	352	87.990	30,971
WDK	Deck	168	11.830	1,988
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	4,605			Total:	450,177
Size Ad	2510	Gross Area	5661	FinArea	3023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	14	A	AV	1980	59.82	T	31.2	101			600			600
1	Metal Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600